

# East Franklinton Creative Community District Plan



**City of Columbus**  
**Mayor Michael B. Coleman**



# WHY THIS PLAN?

- At the 2011 State of the City, Mayor Coleman announced that Columbus would take a more proactive role in moving forward the revitalization of East Franklinton.
- The Mayor noted that there was a need for this urban district to attract “creative class” residents, nurture innovation and interaction, and complement the success of neighborhoods like the Arena District, Short North, and German Village.
- Building on growing interest in East Franklinton, the Mayor called for an initiative to revive the area by making it a center of creative activity and entrepreneurship.
- Redeveloping East Franklinton as an arts and innovation community will position Columbus to lead Ohio into the new economy of the 21<sup>st</sup> century.

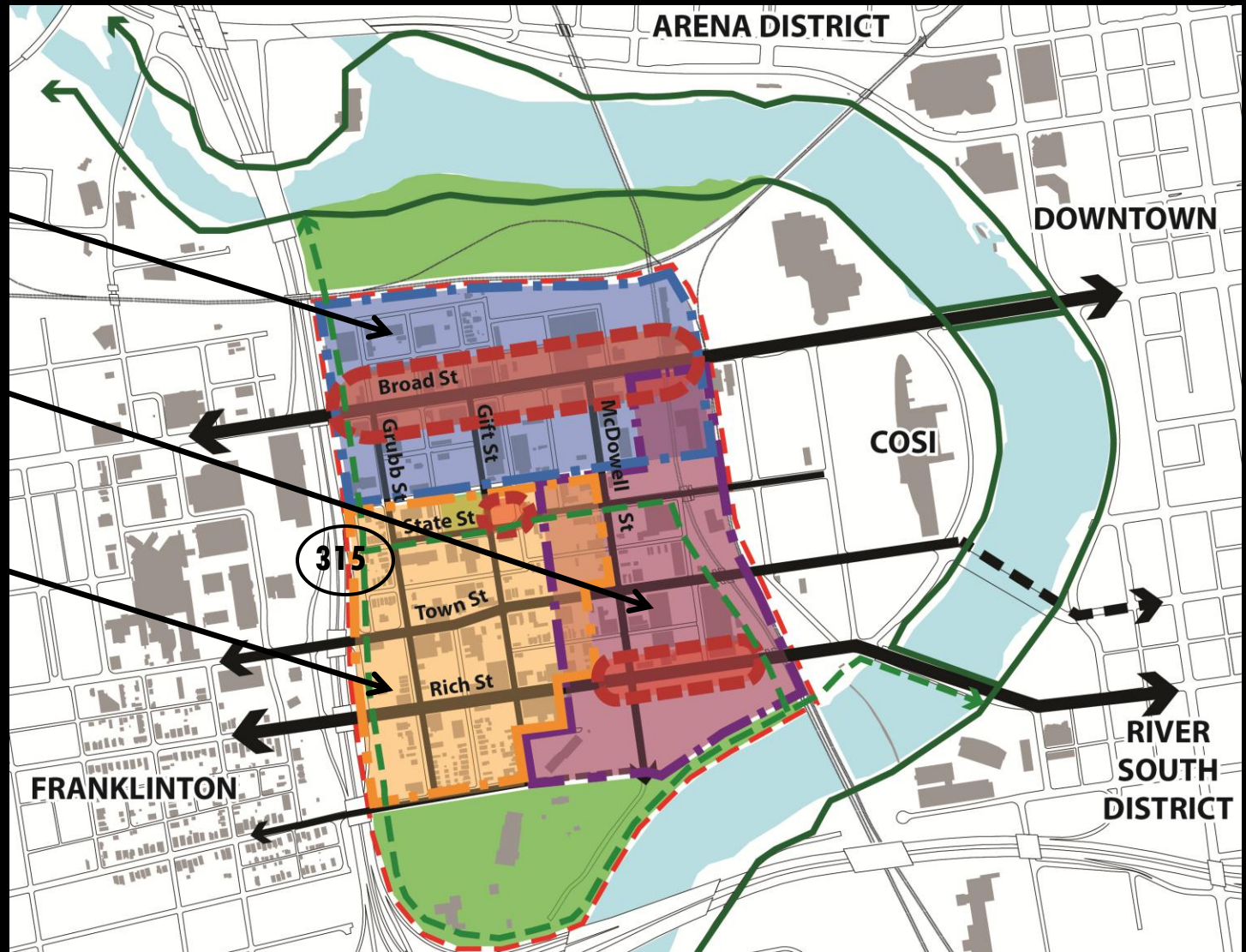
# THREE NEIGHBORHOODS

West Broad  
Neighborhood

Arts +  
Innovation  
Neighborhood

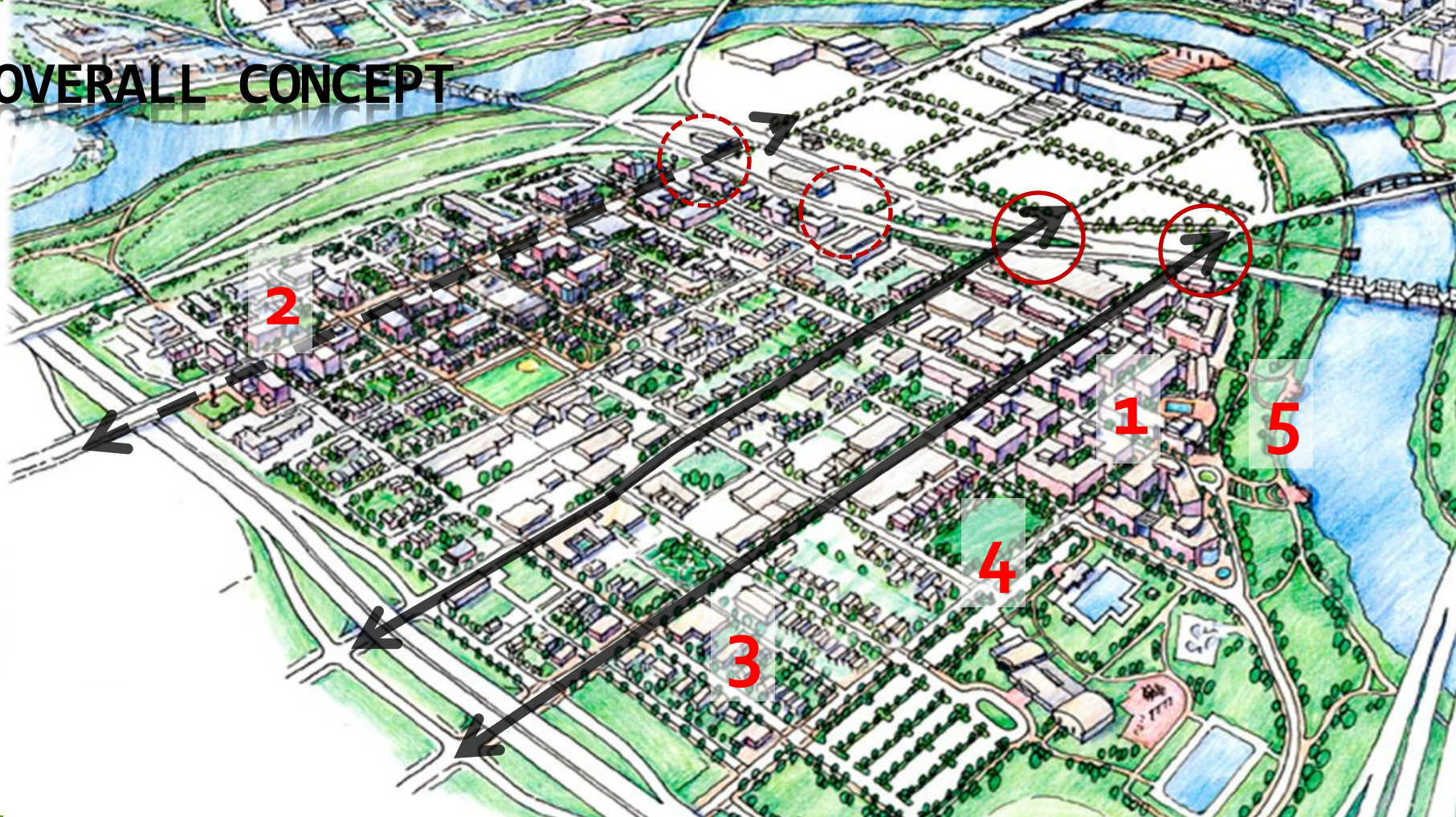
Dodge Park  
Neighborhood




  
Neighborhood  
Retail





# OVERALL CONCEPT



1. **Arts + Innovation Neighborhood:** Infill and redevelopment, lesser density than Broad Street, mixed use and retail
  2. **West Broad Neighborhood:** Major redevelopment, highest densities, principally mixed use, plus office
  3. **Dodge Park Neighborhood:** Single and two-family housing, rehab and infill, education
  4. **New Neighborhood Park:** Land swap at Dodge Park creates new neighborhood park extending north
  5. **Riverfront Park Expansion:** Expanded riverfront parkland (details to be determined)
-  Two-Way Conversion  
 ODOT Road Diet
-  Gateway Treatment

# DEVELOPMENT POTENTIAL

## 20-Year Build Out

Neighborhood	Residential <i>dwelling units</i>	Retail <i>square feet</i>	Arts, Incubator <i>square feet</i>	Office <i>square feet</i>
Arts + Innovation Neighborhood	800-1,250	13,000-25,000	85,000-200,000	Limited
Dodge Park Neighborhood	250-370	Limited	Limited	Limited
Broad Street Neighborhood	1,900-2,800	70,000-90,000	Limited	100,000-200,000
TOTAL	2,950-4,420	83,000-115,000	85,000-200,000	100,000-200,000

*Limited* equates to less than 25,000 sf of buildable space

Affordable housing target of 10% to 25% depending on site would deliver 665 units  
(14% of total)

# IMPLEMENTATION

## Short Term

- Adopt the East Franklinton Plan Nov 2012
- Establish a new Tax Increment Financing district Nov 2012
- Expand the existing Community Reinvestment Area Nov 2012
- Create Next Gen development corporation Nov 2012
- Establish a new Urban Mixed Use District Summer 2013
- Appoint an East Franklinton Review Board Summer 2013
- Complete two-way conversion of Town-Rich Oct 2013
- Complete gateway improvements Sept 2014

## Ongoing

- Undertake preliminary engineering of underground utilities
- Work with CMHA on redevelopment of Riverside-Bradley
- Work with FDA on development projects